

Morgan County

FACTS



Updated August 2008

Population

<i>As of July 1st</i>	2003	2004	2005	2006	2007
Total Population	7,938	8,249	8,516	8,888	9,265
% Change of the Prior Year	3.9%	3.9%	3.2%	4.4%	4.2%

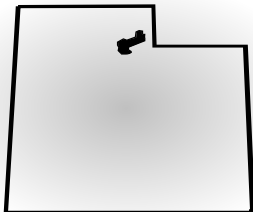
Source: Utah Population Estimates Committee. <http://governor.utah.gov/dea/datatables.html>

City Populations

<i>As of July 1st</i>	2007
Morgan	3,270

Source: U.S. Census Bureau.

<http://www.census.gov/popest/cities>



Updated August 2008

Labor Force

	2003	2004	2005	2006	2007
Labor Force	3,589	3,681	3,792	3,895	4,049
Employed	3,404	3,504	3,633	3,779	3,939
Unemployed	185	177	159	116	110
Rate	5.2%	4.8%	4.2%	3.0%	2.7%
Nonfarm Jobs	1,744	1,881	1,857	1,868	1,985
%Chng Prior Year	6.7%	7.9%	-1.3%	0.6%	6.3%
Mining	d	d	d	d	d
Construction	333	371	364	394	449
Manufacturing	222	233	210	198	204
Trade/Trans/Utilities	381	375	386	486	435
Information	d	d	d	d	d
Financial Activities	39	45	54	63	61
Profess/Business Svcs	133	211	205	141	120
Ed/Health/Social Svcs	41	34	54	62	85
Leisure/Hospitality	165	175	155	159	176
Other Services	39	40	36	42	48
Government	379	385	386	395	404
Total Establishments	218	243	249	285	280
Total Wages (\$Millions)	44.1	48.3	50.0	53.0	59.3

Source: Utah Department of Workforce Services, Workforce Information.

<http://jobs.utah.gov/jsp/wi/utahmis/gotoLaborforce.do>

<http://jobs.utah.gov/jsp/wi/utahmis/gotoIndustry.do>

Agriculture has been the economic backbone of Morgan County with much of the activity both livestock and crop production. Specialized manufacturing has helped the area become more economically diverse. Trade, government, and construction also stimulate economic growth. Morgan County's natural beauty, open spaces, and excellent transportation infrastructure will be an advantage to future economic development. d=not shown to avoid individual firm disclosure.

Morgan County

Population continues to increase at rates above the state average, but job creation has been erratic over the past five years. Morgan is a provider of workers to the metro area who are seeking a more rural-like lifestyle. It is in these counties, like Juab, Tooele, Wasatch, and Summit that population is growing faster than the metro counties. Unemployment in the county has been relatively low during the last few years. Employment growth has been up and down. Still most of the workers leave the county for a paycheck.

Population

Population has grown at a little over 4.0 percent rate from 2003. The last two years have been the fast growth periods in this decade. That rate for 2005 to 2006 was 4.4 percent and for 2006 to 2007 the change was 4.2 percent. Total population in the county was 8,888 in 2006. It climbed to 9,265 in 2007. Most of the population lives outside of the city limits of Morgan where 3,270 of the total 9,265 people live.

The Labor Market

Morgan County's labor force has grown steadily since 2003. During that year an estimated 3,589 persons were in the labor force (persons age 16 or over working or looking for work). That number increased to the 4,049 in 2007. Unemployment in the county has been around 4.0 to 5.0 percent through 2005. In 2006, the unemployment rate declined to 3.0 percent, and in 2007 that rate was 2.7 percent.

Employment growth has been anything but steady. In 2004 the year-over growth from 2003 was 7.9 percent, but the next year the county lost jobs. Job growth was less than one percent in 2006 but rebounded to 6.3

percent in 2007. In 2007 nearly 2,000 persons were in nonfarm jobs.

Industries

Construction, trade/transportation/utilities, and government are the primary industries in the county. Construction in 2007 accounted for 23 percent of total employment with trade claiming 22 percent and government making up 20 percent of total jobs. Manufacturing over the past five years has slowly shed jobs across the county. In 2003 there were 222 manufacturing jobs and that number has declined to about 200. Through March of 2008 the year-over growth in construction jobs has actually dropped past zero to -1.0 percent. Manufacturing has held its own but still accounts for about 10 percent of total jobs. Industries gaining employment between 2006 and 2007 includes construction, education/healthcare, hospitality, and other services.

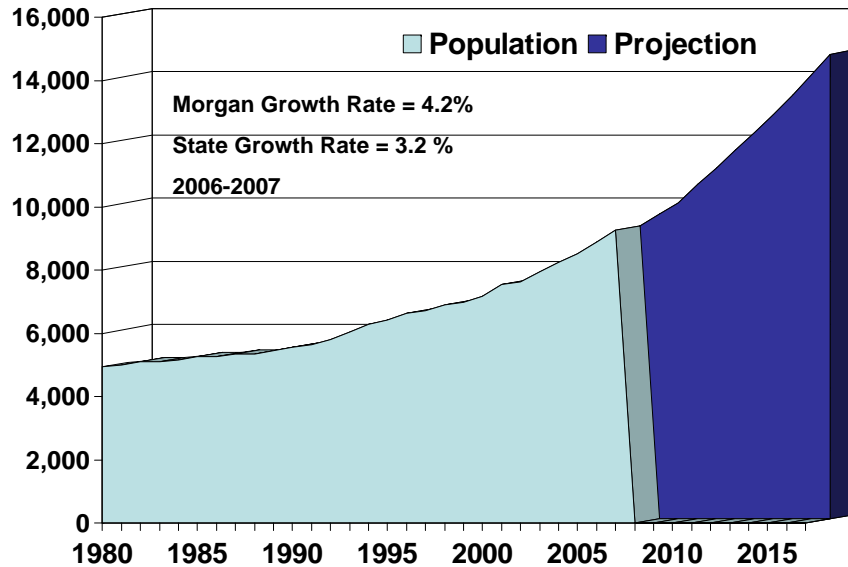
Average Wages Increase

Wage increases have not slowed in the county. The change in the average wage between 2005 and 2006, and 2006 and 2007 have been a higher than average 5.5 percent. That reflects the pressure to find and keep workers by county employers. The average monthly wage in 2006 in Morgan County was \$2,362 and for 2007 it was \$2,494.

More of the Same for Morgan County's Economy

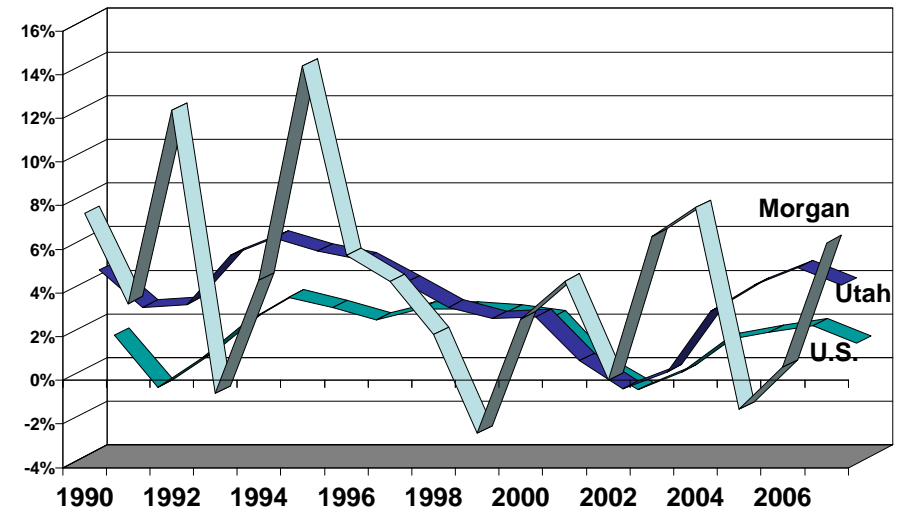
Economic activity in the county has been slow, but steady. New jobs were scarce in 2006 but 2007 was better. So far in 2008 job growth has been worse with job losses in each January, February, and March, but not by much. Unemployment continues to be low, around 3.0 percent so far this year. Construction activity is slowing. Even with all these mixed indicators, the local economy is still stable and the outlook is for more of the same.

Morgan County Population



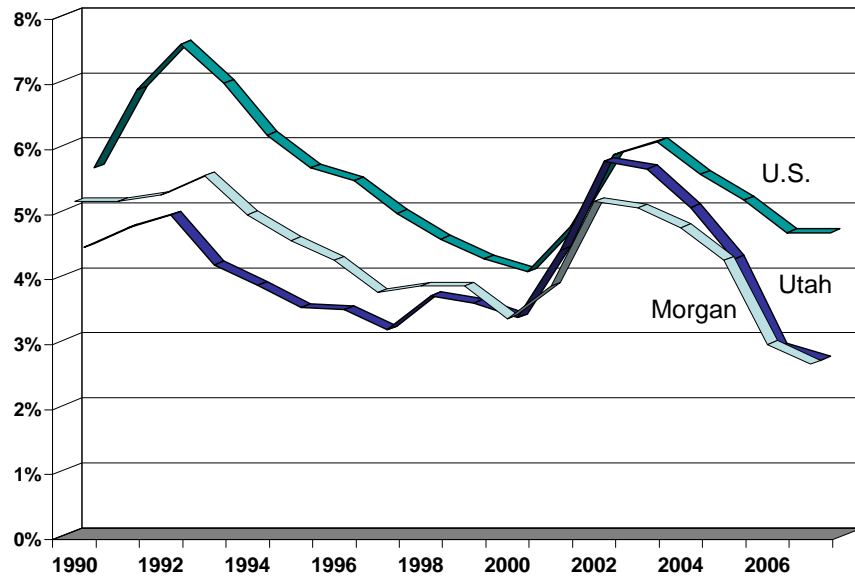
Source: Utah Population Estimates Committee; Utah Governor's Office of Planning and Budget.

Morgan County Nonfarm Job Growth



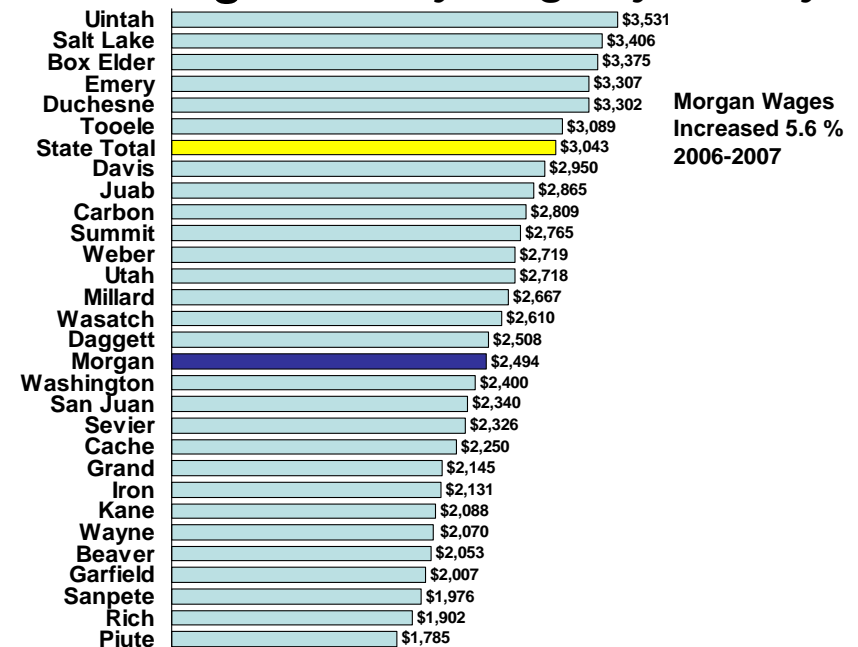
Source: Utah Department of Workforce Services.

Annual Unemployment Rates



Source: Utah Department of Workforce Services.

2007 Average Monthly Wage by County



Source: Utah Department of Workforce Services.

Income and Wages

	2003	2004	2005	2006	2007
Total Personal Income (\$Millions)	170.0	178.9	199.7	220.3	257.1
Per Capita Income	22,693	23,641	25,713	27,438	27,750
Avg Family Income from IRS Returns	60,911	65,313	71,921	85,195	N/A
Average Monthly Nonfarm Wage	2,109	2,140	2,242	2,362	2,494

Source: U.S. Bureau of Economic Analysis, Utah State Tax Commission, Utah Department of Workforce Services.

<http://www.bea.gov/bea/regional/reis> <http://tax.utah.gov/esu/income/index.html> <http://jobs.utah.gov/jsp/wi/utalmis/gotoIndustry.do>

Sales and Building

	2003	2004	2005	2006	2007
Gross Taxable Sales (\$000s)	49,300	54,462	58,093	64,739	67,891
Permit Authorized Construction (\$000)	17,834	17,727	23,211	26,417	33,334
New Residential Building Permits	97	92	108	102	105
Residential Build Permits Value (\$000)	16,048	16,326	21,423	22,480	29,043

Source: Utah Tax Commission and University of Utah Bureau of Economic and Business Research.

<http://tax.utah.gov/esu/sales> <http://www.business.utah.edu/bebr>

Census Facts

	2000
Under 18	37.1%
65 years and over	8.7%
Median Age	28.5
Persons per Household	3.48
Persons per Family	3.81
Female-Headed Families	6.4%
High School Graduates	92.6%
College Graduates	23.3%
Labor Force	
Female Participation	59.0%
Male Participation	75.5%
Self-Employed	8.1%
Commute Time (minutes)	26.3
Median Family Income	\$53,365
Median Earnings	
Male, full-time, year-rnd	\$42,350
Female, full-time, yr-rnd	\$23,036
Persons Below Poverty	5.2%

Source: U.S. Census Bureau
<http://factfinder.census.gov>

Largest Employers

Morgan School District
Browning
Holcim US Inc
Great Salt Lake Brine Shrimp
IGA Grocery
Morgan County
Valley Market
Barber Brothers Ford Inc
Browning Arms Company
Durrant Slate Plumbing Inc
Elk Meadow Estates Inc
First National Bank of Morgan
Larry's Spring Chicken In
Rosehill Dairy
Skyview Excavation and Grading
State of Utah
Steph's Drive Inn

<http://jobs.utah.gov/jsp/wi/utalmis/gotoCounties>

Other

Population by Race	2000
White	97.3%
Black	0.0%
American Indian	0.2%
Asian	0.2%
Pacific Islanders	0.0%
Other	0.4%
Hispanic/All Races	1.4%

Source: U.S. Census Bureau

<http://factfinder.census.gov>

For More Information . . .



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